

**INLAND WETLANDS COMMISSION**  
**REGULAR MEETING**  
**July 1, 2015**

**MEMBERS:**

Mary Davis, Chair  
Sally MacKenzie, Secretary  
Marcia Puc, arrived 5:48 p.m.  
Tracy DeBarber, arrived 6:03 p.m.  
Mark Bakstis

**OTHER:**

Sue Goggin, Town Planner/ZEO/WEO  
Wayne Zirolli, Borough Engineer  
Lori Rotella, Assistant ZEO  
Public - 0

Mary Davis called the Show Cause Hearing to order at 5:30 P.M. She noted there was a quorum.

**SHOW CAUSE HEARING**

**5:30 P.M.** Show Cause Hearing for activities within the 100 foot wetland and watercourse Upland Review Area at 106 Bowman Drive.

Louise Gertz, 100 Bowman Drive – Louise explained she was cleaning up her property. People use her driveway for fun and games and leave their garbage there. She removed the poison ivy, bamboo and grape vines. The grape vines are taking over and are killing the trees. She used a machine to move the dead trees up closer to the house so she can split logs and burn them for heat. This is her main source of heat. She explained she has not changed the watercourse and is not digging or cutting trees in the brook. Mary Davis would like to do a site walk to see where wetlands are located. Louise also noted there is an easement for the Fire Department in case of fire in the state forest, which is behind her property. Louise asked if she can remove the shrubbery that is already cut. Mary Davis said not to remove any shrubbery or split any of the logs until after the site walk. Louise will receive a letter with the commission's decision. It was explained to Louise that she will need a permit if she is working in the wetlands.

Site walk set for Monday, July 8, 2015 at 6:00 P.M.

**PUBLIC HEARING AGENDA**

**6:30 P.M. PUBLIC HEARING** – The Wetlands Commission will hold a Public Hearing for activities considered significant associated with (IW#15-04) for proposed construction of a fitness facility within a 100' Upland Review Area, 1188 New Haven Road, Applicant: Haynes Development

Mary Davis confirmed fees were paid, taxes were paid and requested receipts from certified mailing for the public hearing. Attorney Kevin McSherry for 1188 New Haven Road – the certified letters were not sent out. Attorney McSherry requested the commission to recess the Public Hearing and reconvene at the August 5, 2015 meeting. The notices will be sent out prior to that meeting.

**REGULAR MEETING**

1. Mary Davis called this meeting to order at 6:00 P.M. She noted there was a quorum. She opened the meeting with the Pledge of Allegiance.
2. Executive session with Borough Attorney.  
There was no executive session.
3. Public comment  
There was no public comment. No public present.

4. **OLD BUSINESS**

- A. Long Meadow Pond Brook ERT Study

Nothing new with this.

- B. Commission discussion regarding an existing Commercial Outdoor Automobile Storage (IW#14-01) located at the Risdon Property, Arch Street, Scott Road, Andrew Avenue and Rubber Avenue; Applicant: A Better Way Wholesale Auto.

Susan Goggin did inspection of this property. Everything looks goods. She also said A Better Way Wholesale Auto submitted plans for the Industrial Park.

- C. Commission discussion/decision regarding application for proposed adaptive rehabilitation of GDC building for mixed use housing, retail and office space (IW #15-03), Applicant: Joseph Migani, Agent for the Borough of Naugatuck

Joe Migani supplied the commission with an updated map dated June 29, 2015. All of the comments by the Borough Engineer have been satisfied on this map. The inspection of the tunnel was done. The tunnel was in very good shape. Wayne Zirolli's report dated July 1, 2015 is his latest report which replaces his June 4, 2015 report. Wayne noted the map reflects all of the commission's comments and revisions. Joe Migani was granted a zoning extension until he received his wetlands review.

**VOTED:** Unanimously on a motion by Marcia Puc and seconded by Sally MacKenzie to APPROVE the application for proposed adaptive rehabilitation of GDC building for mixed use housing, retail and office space (IW #15-03).

- D. Commission discussion/decision regarding application for proposed construction of 17,000 square foot fitness facility within the 100' Upland Review Area at 1188 New Haven Road (IW#15-04), Applicant: Haynes Development

No discussion/decision. Continue until August 5, 2015 meeting.

5. **NEW BUSINESS**

- A. Commission discussion/decision regarding significance of activities for proposed construction of 42,600 square foot building and parking lot on Lots 18 & 30 Raytkwich Road (IW#15-05), Applicant: A Better Way Auto.

Attorney Kevin McSherry, 38 Fairview Avenue, Naugatuck represents the property owner, A Better Way Auto. Mike Lambert, Project Engineer, Plantsville explained the proposed plan for the parking lot. He explained where the wetlands are and the current drainage system in place. Mike showed where they propose to put new drainage and erosion controls. Mary Davis would like to know if any material is being brought in or taken out of site. Mike will have that information for the next Wetlands meeting. The commission scheduled a site walk for Wednesday, July 8, 2015 at 6:30 p.m.

Continued until August 5, 2015 meeting.

- B. Additional items require a 2/3 vote of the Commission.

None.

6. **CORRESPONDENCE**

Roman Mrozinski's review of 1188 New Haven Road was handed out.

7. **WEO REPORT**

- A. Autohaus Property, 393 Rubber Avenue (IW #08-08)

Susan Goggin and Wayne Zirolli went out for an inspection on Monday, June 29, 2015. All of the car parts were removed by the brook and gravel was spread. The back of the property was really cleaned up. The owner was very cooperative. Susan Goggin handed out the inspection report to the commission. Infiltrators have been installed and the rain garden will be installed in the next few months. Wayne suggested a small berm be installed along the brook for extra protection. The owner agreed to do that with the extra stone he has. Susan noted he is allowed parking in the back of his property according to his approved site plan. He needs to be 20' from the brook. Susan sent a copy of the map to the owner. The trailer, on the left side of the building, is still here and has tires stored in it. The owner is requesting that the trailer stay. The commission wants the trailer removed. Mary would like Susan to suggest he bring the tires to the recycle center down street. Mary wants to keep this on the agenda until the rain garden is installed, the trailer is removed and a berm of stone is put in.

Meeting recessed at 6:17 P.M.

Meeting resumed at 6:23 P.M.

- B. Commission discussion/decision regarding notice of violation set to 714 Beacon Valley Road.

This item is off the agenda.

C. Dmuchowski Property, 45 High Street

Susan Goggin sent a letter to the new owner, Primo Enterprise, notifying what needs to be done to the property. She has not received a response back as of yet. Susan Goggin and Wayne Zirolli did an inspection 3 weeks ago. Susan has not received any complaints of any flooding. She noted that remodeling has begun on the properties.

D. Naugatuck HS Renovation (IW#12-04) (Water quality testing results)

Wayne Zirolli received an email that the next round of testing has been completed. They will be forwarding the results. Wayne will have results for the next meeting.

E. Chemical spraying of brush by street department.

Mary Davis read Jim Stewart's letter into the record regarding the spraying of the brush. The commission was very pleased with the Street Department's decision to cut the brush instead of spraying.

F. Administrative Approval for removal of trees within the 100' Upland Review Area, 26 Tidmouth Court, Applicant: Greg Huether

After a review of the area and a report from the WEO, it was agreed that the tree removal would not cause a disturbance to the brook. The tree stumps will remain intact.

8. **Review/Approval** of the June 3, 2015 Regular Meeting Minutes.

**VOTED:** Unanimously on a motion by Tracey DeBarber and seconded by Sally MacKenzie to **APPROVE** the June 3, 2015 Meeting Minutes as written.

9. **ADMINISTRATIVE BUSINESS**

Mary Davis wanted to make note that when a Public Hearing opens and until it closes, the commission cannot make any comments outside of that Public Hearing until it closes.

10. **ADJOURNMENT**

**VOTED:** Unanimously on a motion by Sally MacKenzie and seconded by Tracey DeBarber to **ADJOURN** the meeting at 7:34 P.M.

Respectfully Submitted,  
Sally MacKenzie, Secretary /lr

